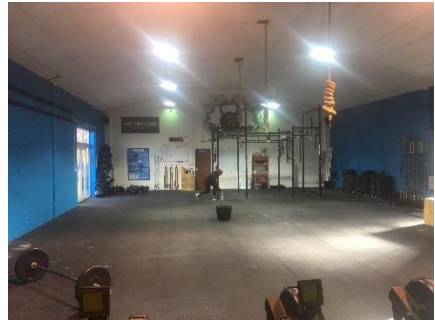


Suite 1D | Unicorn House | Wellington Street

Ripley | Derbyshire | DE5 3EH

Warehouse and Offices - To Let

2,626.4 FT² (244M²)



- **Converted Mill**
- **Cat II Lighting in the Office**
- **DDA Access**
- **5m Ceiling Height**
- **Shared Kitchen**
- **Shared WC**
- **3 Phase Electrical Supply**
- **Roller Shutter – 2.94m wide x 3.17m high**
- **Parking Spaces for 8 Vehicles**

**CPA**
www.cpa-a.co.uk
0115 697 8888

Castledine House
5-9 Heanor Road
Ilkeston
Derbyshire
DE7 8DY



Location

Ripley is a busy market town with excellent dual carriageway links to the surrounding towns and cities. Derby, Nottingham, Mansfield, Alfreton, Chesterfield, Belper and Heanor are all within easy reach. Ripley is a thriving location; with fibre optic broadband enabled and a growing local tourist economy.

Description

Unicorn House is a converted mill, offering office suites and workshops over two floors. CPA and Associates are pleased to bring to market this ground floor warehouse and offices.

Accommodation

Warehouse – 2,149.8ft² 199.72m²
Combined Offices – 476.63 ft² 44.28m²

The above floor areas are measured on an approximate gross internal basis.

Terms

Full repairing and insuring lease

Price

Offers sought in the region of £18,000 PAX

VAT

VAT is applicable

Business Rates

The property has a rateable value of £11,000 per annum, as of 1st April 2017

Service Charge

Not Applicable

Legal Costs

Each party is responsible for their own legal costs

EPC

There is no EPC currently available for this property

The Energy Performance Certificate is available on request.

Viewings

Strictly by appointment.



For further information or to arrange to view please contact:

Daniel Hawkins

t: 0115 697 8888

m: 07769 69 40 47

e: daniel@cpa-a.co.uk



CPA & Associates Ltd. Castledine House, 5-9 Heanor Road, Ilkeston, Derbyshire, DE7 8DY

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